

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: UNDERWOOD  
Local Government Number: 78G741

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
UNDERWOOD 1990 URBAN RENEWAL	78011	2
UNDERWOOD 1993 URBAN RENEWAL	78016	5
UNDERWOOD FIELDCREST URBAN RENEWAL	78040	3
UNDERWOOD 2010 URBAN RENEWAL	78051	0

**TIF Debt Outstanding: 1,011,509**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>153,675</b>	<b>153,675</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
---	----------------	----------------	---

TIF Revenue:	42,867
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>42,867</b>

Rebate Expenditures:	27,821
Non-Rebate Expenditures:	23
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>27,844</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>168,698</b>	<b>168,698</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
---	----------------	----------------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 814,967**

## Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1990 URBAN RENEWAL  
 UR Area Number: 78011

UR Area Creation Date: 04/1991

UR Area Purpose: To promote economic development in the City of Underwood, to stimulate private investments and to create a sound economic base that will serve as the foundation for future growth and development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
UNDERWOOD CITY/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM	78197	78198	0
UNDERWOOD CITY AG/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM	78230	78231	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

### TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD 1990 URBAN RENEWAL (78011)
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM
TIF Taxing District Inc. Number:	78198
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,886,320	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD 1990 URBAN RENEWAL (78011)
TIF Taxing District Name:	UNDERWOOD CITY AG/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM
TIF Taxing District Inc. Number:	78231
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,268	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL  
 UR Area Number: 78016

UR Area Creation Date: 12/1994

UR Area Purpose: To promote economic development in Underwood by providing opportunities, incentives, and sites for community economic development for industrial, commercial, and residential development and by creating a LMI set aside or homes for residential development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NORWALK TWP/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM	78195	78196	0
UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM	78199	78200	0
UNDERWOOD CITY AG/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM	78201	78202	0
UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD MCKEES SUB UR TIF INCREM	78258	78259	0
UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD EAGLE SUB UR TIF INCREM	78260	78261	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

## TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

102,906

102,906

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

## TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

102,906

102,906

Amount of 06-30-2014 Cash Balance Restricted for LMI

## Projects For UNDERWOOD 1993 URBAN RENEWAL

### Business Incubator

Description:	Building Permit for Incubator Building
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For UNDERWOOD 1993 URBAN RENEWAL

### Business Incuabtor

Debt/Obligation Type:	Internal Loans
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	04/01/2013
FY of Last Payment:	2014

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

### TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)  
 TIF Taxing District Name: NORWALK TWP/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM  
 TIF Taxing District Inc. Number: 78196  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	106,866	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)  
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM  
 TIF Taxing District Inc. Number: 78200  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,123,324	0	0	0	0

FY 2014 TIF Revenue Received: 0



## TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)  
 TIF Taxing District Name: UNDERWOOD CITY AG/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM  
 TIF Taxing District Inc. Number: 78202  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,749	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)  
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD MCKEES SUB UR TIF INCREM  
 TIF Taxing District Inc. Number: 78259  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,648	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)  
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD EAGLE SUB UR  
 TIF INCREM  
 TIF Taxing District Inc. Number: 78261  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	26,352	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL  
 UR Area Number: 78040  
 UR Area Creation Date: 11/2003

UR Area Purpose: To foster economic development by providing financial assistance for the cost of public improvements for the new housing development. To provide marketable homes and to provide assistance for LMI housing on a City Wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM	78291	78292	0
UNDERWOOD CITY AG/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM	78293	78294	0
UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB PHASE 1 UR INCREM	78327	78328	1,400,754

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,652,111	0	0	0	0	2,652,111	0	2,652,111
Taxable	0	1,400,754	0	0	0	0	1,400,754	0	1,400,754
Homestead Credits									9

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>50,769</b>	<b>50,769</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
---	---------------	---------------	---

TIF Revenue:	42,867
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>42,867</b>

Rebate Expenditures:	27,821
Non-Rebate Expenditures:	23
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>27,844</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>65,792</b>	<b>65,792</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
---	---------------	---------------	---

## Projects For UNDERWOOD FIELDCREST URBAN RENEWAL

### FieldCrest Phs 1

Description:	Fieldcrest Phas 1 Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For UNDERWOOD FIELDCREST URBAN RENEWAL

### Shiloh Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	131,509
Interest:	0
Total:	131,509
Annual Appropriation?:	Yes
Date Incurred:	11/13/2012
FY of Last Payment:	2016

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/2012
FY of Last Payment:	2016

## Non-Rebates For UNDERWOOD FIELDCREST URBAN RENEWAL

TIF Expenditure Amount:	23
Tied To Debt:	LMI Requirement
Tied To Project:	FieldCrest Phs 1

## Rebates For UNDERWOOD FIELDCREST URBAN RENEWAL

### Fieldcrest Phs 1

TIF Expenditure Amount:	27,821
Rebate Paid To:	Shiloh Properties
Tied To Debt:	Shiloh Properties Rebate
Tied To Project:	FieldCrest Phs 1
Projected Final FY of Rebate:	2016

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB
UR TIF INCREM	
TIF Taxing District Inc. Number:	78292
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,201	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
TIF Taxing District Name:	UNDERWOOD CITY AG/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST
SUB UR TIF INCREM	
TIF Taxing District Inc. Number:	78294
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,268	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB
PHASE 1 UR INCREM	
TIF Taxing District Inc. Number:	78328
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2016

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,652,111	0	0	0	0	2,652,111	0	2,652,111
Taxable	0	1,400,754	0	0	0	0	1,400,754	0	1,400,754
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	169,856	1,400,754	1,400,754	0	0

FY 2014 TIF Revenue Received: 42,867

## Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)  
 Urban Renewal Area: UNDERWOOD 2010 URBAN RENEWAL  
 UR Area Number: 78051  
 UR Area Creation Date: 06/2011

UR Area Purpose: The 2010 Urban Renewal Plan Area was established to promote urban renewal activities in the highway commercial area to the southside of town.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
--	----------	---------------	----------------------

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
---	----------	----------	---

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
---	----------	----------	---

## Projects For UNDERWOOD 2010 URBAN RENEWAL

### Jack Link's Agreement

Description:	Development Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For UNDERWOOD 2010 URBAN RENEWAL

### Jack Link's

Debt/Obligation Type:	Rebates
Principal:	680,000
Interest:	0
Total:	680,000
Annual Appropriation?:	Yes
Date Incurred:	11/03/2011
FY of Last Payment:	2024

## Jobs For UNDERWOOD 2010 URBAN RENEWAL

Project:	Jack Link's Agreement
Company Name:	Jack Links
Date Agreement Began:	11/03/2011
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	245
Total Annual Wages of Required Jobs:	1,904,805
Total Estimated Private Capital Investment:	9,470,999
Total Estimated Cost of Public Infrastructure:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014